

165 Sixth Avenue, Royston Park, SA, 5070

HARRIS

House For Sale

Wednesday, 25 September 2024

165 Sixth Avenue, Royston Park, SA, 5070

Bedrooms: 3

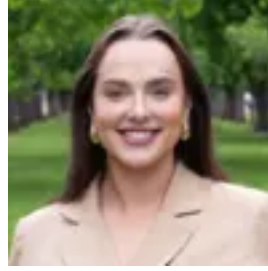
Bathrooms: 1

Parkings: 2

Type: House



Lincoln Marshall



Jackie Kennedy

Recreate the Royston Park dream on a big corner parcel.

Royston Park sits in elite company alongside the likes of Joslin and Walkerville, making this tightly-held property more exciting than its weary home lets on, giving you 833 (sqm) reasons to call up that architect and start planning something big.

For those looking to scratch the renovator's itch, the existing 3-4-bedroom home could be a rewarding undertaking, whether you work with the bones that are already there or extend its foothold on a parcel with side road access to a double garage.

Yet something tells us this will probably be a case of 'out with the old' and in with a brand new build that does head-turning justice to its generous canvas size, its prized corner position and the prestige of its beautifully placed suburb.

Just moments from Walkerville and St Peters many conveniences, the pulse of The Parade, a range of Adelaide's premier schools and the Linear Park for a car-free path to the CBD that sits just 5km away, Royston Park itself might just be the best reason of all.

More to love:

- ☑Tightly held by the one family for decades
- ☑Prized corner allotment with the scope to build across its huge dimensions
- ☑Side road access and the potential to create dual car entry points (STCC)
- ☑Large garage/shed
- ☑Renovate the existing solidly built home
- ☑Existing home features up to four bedrooms and multiple living zones
- ☑Large timber kitchen
- ☑Plenty of storage
- ☑Established gardens
- ☑Walking distance from public transport
- ☑A stroll from St Peter's Bakery
- ☑Moments from The Avenues shopping precinct
- ☑Just 12 minutes from the CBD

Specifications:

CT / 5847/410

Council / Norwood Payneham & St Peters

Zoning / EN

Built / 1945

Land / 832m2 (approx)

Council Rates / \$pa

Emergency Services Levy / \$252.70 pa

SA Water / \$296.3 pq

Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / East Adelaide School, Marryatville H.S

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at the auction for 30 minutes before it starts. RLA | 333839